



FREMONT PLANNING BOARD
February 3, 2010
Meeting Minutes
Approved February 17, 2010

Present: Chairman Roger Barham, Co-Chair and CC Rep. John (Jack) Karcz, Selectman Brett Hunter, Member John (Jack) Downing, RPC Circuit Rider Brian Groth, and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Barham opened the meeting at 7:10 pm.

MINUTES

Mr. Downing made the motion to approve the minutes of the January 27, 2010 meeting as written. Motion seconded by Mr. Karcz with unanimous favorable vote.

PROJECTS PENDING WITH RPC

- CTAP DOT Build-out- funded with CTAP Phase I Funds = \$10,000; completion date of October 28, 2009; moved to end of 2009.
- Housing Chapter of the Master Plan - funded with CTAP Phase I Discretionary Funds = \$5,000; original completion date of December 2008, moved to September 23, 2009; then November 18, 2009; then December 31, 2009
- Inclusionary Housing Zoning Ordinance – funded with CTAP Phase I Discretionary Funds = \$5,000; original completion date of May 19, 2009; moved to November 4, 2009. complete
- Open Space Plan - funded with CTAP Funds = \$10,000; original completion date of May 19, 2009; moved to a tentative completion date of September 16, 2009; final presentation January 27, 2010
- CTAP Road Map = Completion - end of December, 2009
- Water Resource portion of the NRI Chapter of the Master Plan – funded with the Targeted Block Grant (TBG) and the Towns share (\$2,000) has been paid; original completion date of June 30, 2009; final draft August 5, 2009 – moved to August 31, 2009; then to November 4, 2009, then to end of 2009.

CTAP project timeline table below.

Projects	18-Nov	25-Nov	2-Dec	16-Dec	23-Dec	31 – Dec	27-Jan
CTAP							
Build Out						Final	
Housing MP						Final	
Inclusionary Ordinance	Complete						
Open Space Plan					Plan to be submitted		Final Presentation
CTAP Road Map							
Non-CTAP							

CTAP BUILD-OUT ANALYSIS & OPEN SPACE PLAN

Mr. Barham reported that earlier in the week he sent a message to Mr. Groth relating that as a result of last weeks presentation of the summary of the draft Fremont Open Space Report by Julie LaBranch, it was agreed that the inclusion of the GIS Build-Out analysis reflecting the impact of the proposed conservation measure on housing density, would greatly enhance the report. He requested Mr. Groth to provide the Board with an update of the GIS Build-Out analysis status and find out from Mr. Pruyne if it would be available for the Open Space report, noting that it was the consensus of the Board to request RPC to include this analysis in the final report.

There was a conversation relative to inserting the Potential Conservation Land “no-growth” areas as option 3 of the Build-out analysis. Mr. Karcz felt that a less drastic approach would be to consider cluster develop for the blue area (Potential Conservation Land). Mr. Barham related that the end result of the Open Space Plan is to show the net effect of implementing the conservation plan in total on housing growth.

Mr. Groth reported that Mr. Pruyne has said that he will be ready to present the Build-out Analysis report on options 1 and 2; and to present option 3 of the analysis on February 17, 2010. It was noted that Julie LaBranche is also meeting with the Board that evening to present the Open Space Plan.

COPP DRIVE EXTENSION / GRISTMILL, LLC

Map 2 Lot 156.2

Mr. Barham reported that the new corrected Copp Drive Extension mylar has been recorded at the Rockingham Registry of Deeds.

TONAS, COSTAS & SHARON

Public Hearing

TONAS TRUSTEES

Site Plan Review

Map 6 Lot 019

117 Shirkin Road

Present: Owners Sharon & Costas Tonas; and abutters Don and Gloria Ennis.

At 7:40 pm Mr. Barham opened this Public Hearing for Costas & Sharon Tonas and read the public notice as follows:

In accordance with NH RSA 675:7 and 676:4, you are hereby notified that the Fremont Planning Board will hold a Public Hearing at 7:30 p.m. on Wednesday February 3, 2010 in the basement Land Use meeting room at the Fremont Town Hall, concerning a Site Plan Review application for Costas & Sharon Tonas, Tonas Trustees.

The applicants propose to continue to operate a firewood business at their residence located at 117 Shirkin Road, Map 6 Lot 019, Fremont, New Hampshire.

You are invited to appear in person or by agent or counsel.

Mr. Barham reported that this hearing was noticed on January 19, 2010 at the Fremont Post Office and Fremont Town Hall, and on the Fremont Website; and in the January 22, 2010 edition of the Manchester Union Leader. The applicant and all abutters were notified via certified mail on January 22, 2010 and all returns have been received except for that of abutter Hogan. The application package included: multiple copies of the drawn plan, proper check amount, letter of intent, list of

requested waivers, a copy of the deed and a current list of abutters.

The checklist noted that this application was sent to the Rockingham Planning Commission.

Comment sheets were received from the following: *comments in italics*

Fire Chief: *Be sure firewood is stored away from structures and access is available around all piles of stored wood.*

Police Chief: *This has been an on-going business and does not have any negative impact on the area or Town. This should be approved.*

The Board reviewed the drawn plan submitted by Mr. Tonas which included the entire 43 acre parcel, locations of all existing buildings, well, septic, driveway/parking, and location of abutting properties. The plan also showed the location of Brown Brook, but did not show the area of wetland. Notes on the plan addressed Site Plan Review Regulations 1.13-J (calculation of the road traveled mileage and route from the local fire and rescue) = 4 miles; 1.13-K (calculation of the increased daily average automobile traffic) = 1 logging truck; 1.13-K-1 (estimate noise generated) = consistent with wood processor and chainsaw; 1.13-S-19 (hours of operation) 7:00 am – 8:00 pm 7 days; 1.13-T-4 (list liquids, flammables and chemicals) = diesel fuel, oil.

The Board viewed an aerial map (Google map) of the location of the Tonas property and an aerial photo that showed the firewood operation, provided by Mr. Tonas. The proximity of the firewood operation to Brown Brook was discussed. Mr. Karcz said that he would need to stay 150' from the mean high of Brown Brook. (Fremont Zoning Article IX) Mr. Tonas said that the closest point of his operation to Brown Brook, which is a pile of logs, is about 110' from the edge of the wetland. He added that, if he had to, he could move the operation around to comply with the 150' rule, stating that it would be a matter of moving some logs. In answer to a question about volume, Mr. Tonas said that he handles about 1,000 cords of wood per year.

Mr. Karcz proposed a site visit of the property to check some distances to Brown Brook. Mr. Tonas agreed. It was noted that jurisdiction and requested waivers will be addressed at the next portion of the Public Hearing.

At 7:55 pm Mr. Karcz made the motion to continue this Public Hearing for a site visit of the subject property at 117 Shirkin Road (Map 6 Lot 019) at 10:00 am on February 10, 2010; and to 7:30 pm on March 3, 2010 at the Fremont Town Hall.

BLACK ROCKS VILLAGE

Map 3 Lot 015-1

Mrs. Bolduc reported that Fire Chief Richard Butler visited the Land Use Office today and related to her that the State Fire Marshall does not advise him to accept anything less than a full NFPA 13 sprinkler system for the Community Center at Black Rocks Village. He said that has advised Joshua Manning, of Lewis Builders, of the problem and he will draft a letter to the Board relating the State Fire Marshall advice.

INCOMING CORRESPONDENCES

There were no incoming correspondences.

Next meeting: February 17, 2010.

ACTION ITEMS

From the February 3, 2010 meeting:

Mr. Groth will try to get a draft of the Build-out Analysis prior to the February 17, 2010 meeting.

Mr. Karcz made the motion to adjourn at 8:15 pm.

Motion seconded by Mr. J. Downing with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary